

ALTA/ACSM LAND TITLE SURVEY

LOCATED IN THE E1/2, SECTION 13, T.5N, R.66 W, OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

Surveyor's Certificate:

This survey is made for the benefit of:
NCP OPPORTUNISTIC FUND ASSET 1, LLC, A COLORADO LIMITED LIABILITY COMPANY, W.D.C. HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY D/B/A NORTHSTAR COMMERCIAL PARTNERS, AND LAND TITLE GUARANTEE COMPANY;

I, Richard E. Heinz, a Registered Land Surveyor in the State of Colorado, do hereby certify to the aforesaid parties, their successors and assigns, as of the date set forth hereon, that I have made a careful survey of a tract of land (the "Premises") described as follows:

PARCEL 1A:

A TRACT OF LAND LOCATED IN THE E 1/2 OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, AND BEING A PART OF TRACT A, ALL OF TRACT B AND THAT PART OF 24TH AVENUE VACATED BY ORDINANCE NO 11, 1988, RECORDED MARCH 3, 1988 IN BOOK 1187 AT RECEPTION NO. 2132789, ALL IN BLOCK 1, BRENTWOOD PARK SHOPPING CENTER ADDITION, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF TRACT A, BLOCK 1 OF SAID BRENTWOOD PARK SHOPPING CENTER ADDITION AND CONSIDERING THE EAST LINE THEREOF TO BEAR N 00°23' 00" E WITH ALL OTHER BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO: THENCE N 89° 37' 29" W, 113.78 FEET ALONG THE NORTH LINE OF 24TH STREET AS MONUMENTED, TO THE TRUE POINT OF BEGINNING; THENCE N 89° 37' 29" W, 168.26 FEET TO AN EXISTING PIN; THENCE N 83° 47' 33" W, 236.47 FEET ALONG SAID NORTH LINE TO THE SE CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED FROM JOHN R.P. WHEELER TO THE 2424 PARTNERSHIP, A COLORADO LIMITED PARTNERSHIP RECORDED JUNE 9, 1988 IN BOOK 1198 AT RECEPTION NO. 2144230; THENCE N 06° 29'25" E ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND 445.50 FEET TO A POINT ON THE NORTH LINE OF TRACT A, SAID POINT ALSO BEING ON THE SOUTH LINE OF RESERVOIR ROAD AS MONUMENTED; THENCE ALONG SAID SOUTH LINE OF RESERVOIR ROAD AS MONUMENTED BY THE FOLLOWING 2 COURSES: 10.74 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS IS 682.02 FEET, CENTRAL ANGLE IS 00° 54' 07" AND WHOSE CHORD BEARS S 68° 40' 57" E, 10.74 FEET; S 68° 13' 53" E, 56.62 FEET; THENCE S 06° 29' 25" W, 168.89 FEET; THENCE S 83° 30' 35" E, 146.08 FEET; THENCE N 06° 29' 25" E, 128.78 FEET TO A POINT ON THE SOUTH LINE OF RESERVOIR ROAD AS MONUMENTED; THENCE ALONG SAID SOUTH LINE BY THE FOLLOWING 2 COURSES: S 68° 13' 53" E, 28.77 FEET; 116.70 FEET ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 496.56 FEET, CENTRAL ANGLE IS 13° 27' 54" AND WHOSE CHORD BEARS S 74° 57' 50" E, 116.43 FEET; THENCE S 00° 23' 00" W, 119.89 FEET; THENCE S 89° 37' 00" E, 40.00 FEET; THENCE N 00° 23' 00" E, 20.00 FEET; THENCE S 89° 37' 00" E, 81.71 FEET TO A POINT ON THE WEST LINE OF 23RD AVENUE; THENCE S 00° 23' 00" W, 155.40 FEET ALONG SAID WEST LINE; THENCE N 89° 37' 00" W, 108.78 FEET; THENCE S 00° 23' 00" W, 92.02 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 1B:

NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC AND VEHICULAR PARKING, UTILITIES, SIGNS AND BUILDING ENCROACHMENTS AS DESCRIBED AND DEFINED IN DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS RECORDED SEPTEMBER 22, 1988 UNDER RECEPTION NO. 2156441, COUNTY OF WELD, STATE OF COLORADO.

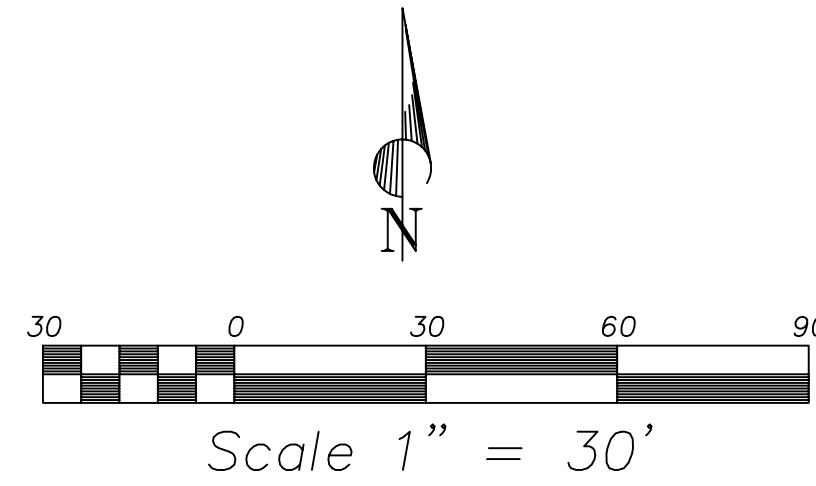
- The survey reflected by this map or plat was actually made upon the ground, and this map or plat and the survey on which it is based were made at least in accordance with the minimum standards established by the State of Colorado for surveyors and is in accordance with the "Minimum Standard Data Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1-4, 6, 7(a) (b), 8-10, and 11a, of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion as a land surveyor registered in the State of Colorado, the maximum Relative Positional Accuracy does not exceed that which is specified therein.
- The survey correctly shows the location of all buildings, structures and other improvements situated on the Premises.
- All visible above ground utilities serving the Premises enter through adjoining public streets/alleys and/or easements of record; that except as shown, there are no visible easements or rights of way across said Premises; that the property described herein is the same as the property described in LAND TITLE GUARANTEE COMPANY Commitment No. AB07028856.1-2 with an effective date of May 14, 2010 and that all easements, covenants and restrictions referenced in said title commitment, or easements which the undersigned has been advised or has knowledge, have been plotted hereon or otherwise noted as to their effect on the subject property.
- There are no encroachments onto adjoining premises, streets or alleys by any buildings, structures or other improvements, or encroachments onto said Premises by buildings, structures or other improvements situated on adjoining premises except as shown;

Richard E. Heinz, Reg. Land Surveyor No. 16116

Indexing Statement:

Deposited this ___ Day of _____ 2010 At
___ M. In Book ___ of the County Surveyors Land
Survey/Right of Way Surveys at Page(s) _____
Reception Number _____

County Surveyor/Deputy County Surveyor

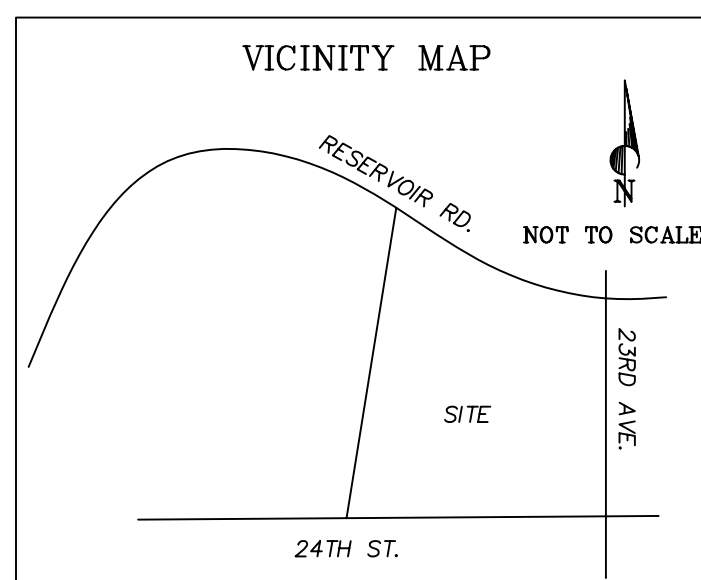


Exceptions, Schedule B, Section 2:

- 1-2 Are not survey matters.
 - 3 Survey shown hereon.
 - 4-9 Are not survey matters.
- Parcel I:
- 10 Terms, etc. at Rec. No. 2155857 affects property, easement shown on survey hereon.
 - 11 Terms, etc. at Rec. No. 2156441 affects property, easement shown hereon.
 - 12 Terms, etc. at Rec. No. 2156442 affects property not plottable.
 - 13-14 Items intentionally deleted by title company.

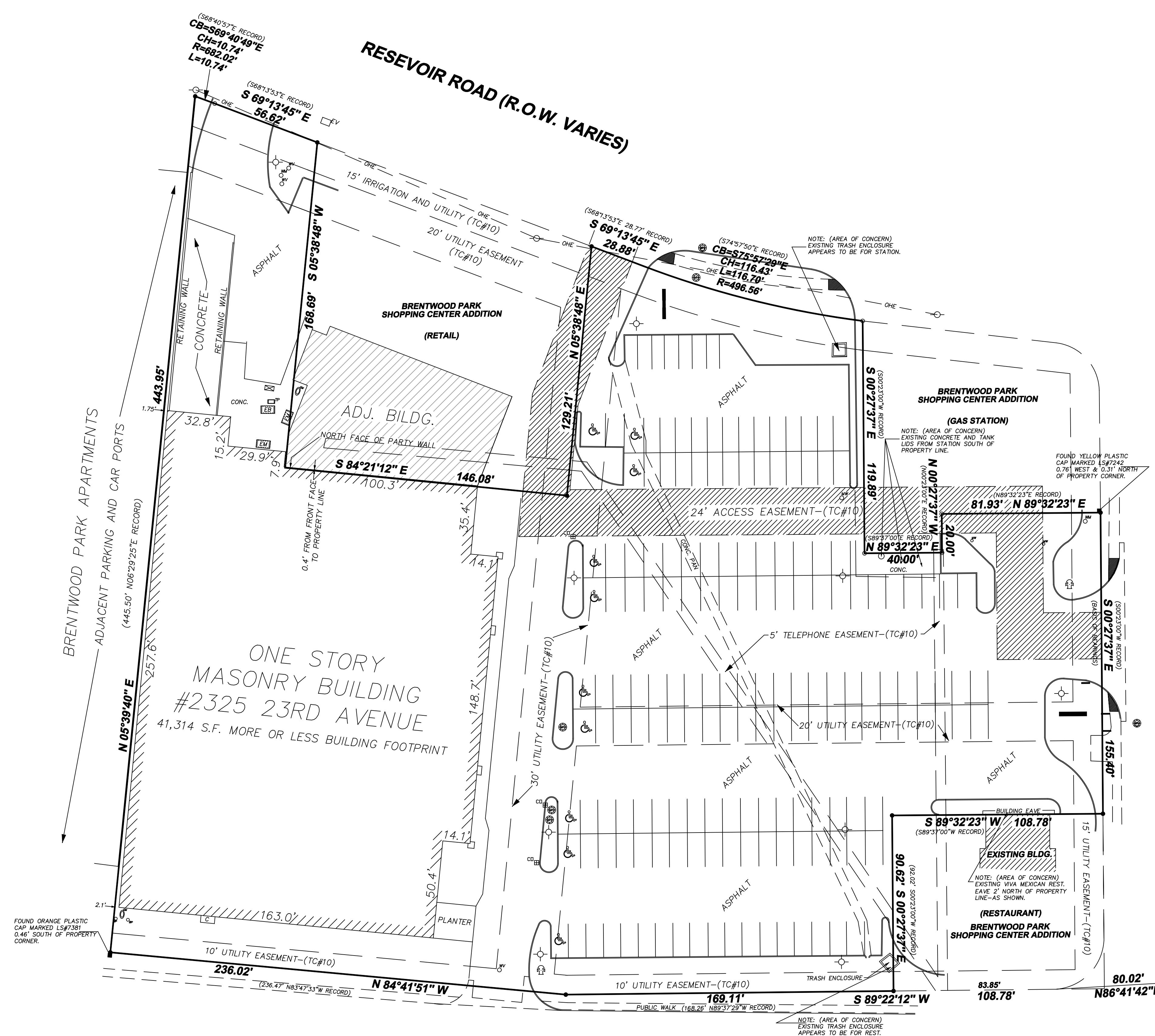
Standard Notes:

1. Notice: According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
2. Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a Class Two (2) Misdemeanor pursuant to the Colorado Revised Statute 18-4-508.
3. This survey does not constitute a title search by AAA Surveying Services, LLC to determine ownership or easements of record. For all information regarding easements, right-of-way or title of record, AAA Surveying Services, LLC relied upon recorded plot and information supplied by client.
4. Basis of Bearing: Assumed S00°27'37"E on the East line of subject property between found monuments with a distance of 155.40' between them as noted on the survey.
5. Subject property is zoned PUD (Planned Unit Development) per City of Greeley Zoning and Planning Dept. The Building Setbacks, etc. are constructed based on the approved final PUD Plan per the City of Greeley Zoning and Planning Dept.
6. There are a total of 174 striped parking spaces on subject property 10 of which are handicap.
7. By graphic plotting only subject property lies in a Non-Printed Panel area per FEMA 0801840004B Community ID 080184.
8. Only visible surface utilities are located on survey. For any buried utility information a Colorado utility locate company should be contacted to flag said utilities before any construction is begun.
9. Held found survey monumentation for horizontal positions as shown on JR Engineering Survey dated 5-2-07.



PROPERTY ADDRESS:
2325 23rd Ave,
Greeley, Co.

DISTANCE AND BEARING	MEASURED	LEGEND
(RECORD)	RECORD OR WITHIN LEGAL	LIGHT POLE
TC#	TITLE COMMITMENT SCH. B2 #	MANHOLE
—	HANDICAP RAMP	HANDICAP SPACE
—	SIGN	OVERHEAD ELEC.
—	UTILITY POLE	WATER METER
—	DRAIN	WATER VALVE
—	TRANSFORMER	GAS METER
—	TELEPHONE PEDESTAL	FIRE HYDRANT
—	ELEC. METER	ELEC. VAULT
—	ELEC. BOX	CONCRETE
—	FND. BRASS TAG PLS#39763	CLEAN OUT
—	FND. PIN/CAP PLS#39763	BUMPER POLE
—	FND. PIN/CAP AS SHOWN	MON. WELL



24TH STREET (80' R.O.W.)